

119, 25 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2292475



\$255,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 327
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: NA

Welcome to lake living in Auburn Bay. This beautifully maintained 1 bedroom, 1 bathroom condo in the Canoe building by Avi Urban offers the perfect combination of comfort, style, and convenience. The bright north-facing unit features an open-concept layout with oversized windows that fill the space with natural light. The modern kitchen is finished with flat-panel cabinetry, stainless steel appliances, and a functional breakfast bar, ideal for everyday living or entertaining. The spacious bedroom includes a walk-in closet and direct access to the 4-piece bathroom, which is also accessible from the main living area for added convenience. Additional highlights include in-suite laundry, a covered patio, titled underground parking, and a separate storage locker. Residents of this pet-friendly complex enjoy access to a beautifully landscaped courtyard terrace with a firepit, perfect for relaxing outdoors. The location is exceptional — directly across from Auburn Station Shopping Centre and just steps from Mahogany Village Market, giving you quick access to groceries, restaurants, cafés, fitness studios, and everyday amenities. You’ll also enjoy year-round lake access, parks, pathways, and everything that makes Auburn Bay one of Calgary’s most desirable lake communities. Perfect for first-time buyers, downsizers, or investors looking for a low-maintenance lifestyle in a prime southeast Calgary location.